CITY REAL ESTATE.

Above 59th St .-- 5th Av. to North River.

Al investment, West Side apartment houses, south of 110th st., near Central Park; Fented low, over 311,000; first mortgages only; some exchange entertained, E. M. MURRAY, 1 West 34th 84. BARGAINS-LARGE PROFITS-GREAT FUTURE.

Amsterdam av. 57th st. apartment house, stores; no heat; rents \$5,100; expenses \$2,-400; price \$25,000.

Amsterdam av. desirable corner, below 116th st.; stores; no heat; rents \$5,200; price \$70,000.

Vicinity Riverside Drive, 145th st., desirable elevator apartment house; rents \$35,-200; expenses \$17,200; price \$200,000.

Fine apartment house, overhooking Hudson Fine apartment house, overhooking Hudson

cievator); rents \$24,000, expenses, price \$130,000, nusually desirable Broadway business, ner, elevator apartment house, with lot stores; renis over \$80,000; expenses \$34,

shalder part exchange. DAVIDSON, 103d in the state of the

DWELLING-POSSESSION

5 story 20 foot American basement.
12 rooms. 3 baths, steam heat, electricity, parquet floors, excellent private block, between West End av, and Riverside Drive.
Price \$15,000; cash recutived \$15,000.
THOMAS J. O'REILLY.
Uptown Office, Broadway at 100th st.
DWELLING, near West Sôth st. subway and "Le" three story and basement; excellent condition: electric light, parquet floors throughout; possession October 1; price \$22,000. CEO. A. BOWMAN, 115 West 42d st.
DWELLI''G GUARANTEED POSSESSION.
167 West 120th, eleicatricity, parquet floors, 30 days possession, asking \$15,000, casy terms. VAN SANT, owner, 119 Nassan st.

DOUBLE flat; bargain; W. 112th st. (size 82x100); all improvements; rent \$5,600 (very low); price \$35,000; free and clear; terms to suit.

PORTER & CO., 159 W. 125th St.

FIVE story American basement, near Drive; electricity parquet; just redecorated; price \$20,000; cash \$5,000. COUGHLAN & CLISBY, 200 West 72d.

TWO PRIVATE HOUSES, OPPOSITE PARK: POSSESSION MAY 1.

BOOM 410.

TELEPHONE VANDERBILT 9640.

NEAR S6TH ST. AND AMSTERDAM AV. 5 story, 50x100; rent \$18,000; price \$110,000; cash \$25,000; bargain to quick buyer. SLAW-SON & HOBBS, 162 West 72d st. SON & HOBBS, 162 West 72d at.
THREE story and basement brownstone
dwelling, 118th st., between Lemox and 7th
avs., 20x100, 11 rooms, 8 bathst; extension to
roof; electricity, parquetry; excellent condition; immediate possession, SMITH, 1291
St. Nicholas av. Phone Wads, 2239.

St. Nicholas av. Phone wans, 2250.

Exceptional bargain: private block, below 25th st.; 20 ft. wide: 11 rooms, tiled bath; price \$18,000; easy terms.

PORTER & CO., 159 W. 125th St. WEST SOTH ST., near Riverside Drive-Handsome 4 story dwelling (20x100), 14 rooms, 3 tiled baths, dectric light, open fireplaces: tramediate possession; price \$38,-900; only 25 per cent cash; balance on

mediate possession; seen any di 10-5, JOSEPH G. ARRAMSON. at. Tel. Bryant 4004.

at. Tel. Bryant 4094.

\$10,000 Cash, balance mortgage, buys five story 20 family fia', mear Central Park West: easy terms. W. ALANSON ALEXANDER, 003 5th av.

Washington Heights, Above 125th St., West of 8th Av.

HAMILTON Place, 1 ft, corner 1424—Nine rooms, 2 baths, newly decorated throughout; electricity; \$13,000, £3,000 cash, balance casy payments. Inquire 94 Hamilton place. UPPER Broadway corner, 5 atory, 162x133, \$2 families; rental \$34,000; price \$180,000; tax exompt BRENNAN, 500 Willis av. tax exempt BRENNAN 500 Willis av.
WASHINGTON HEIGHTS-2 family dwelling; plot 25x100; to close an estate; \$15,000.
PARTRIDGE, 2807 Broadway.

PARTRIDGE, 2807 Brondway.

5 story, 80 foot, new law, walk up,
Washington Hebrite, 2-6, 2-5, 2-4 on
a floor: price \$127,500, 10 year 1st
mortgage \$90,000 principals only.
THOMAS J. O'REILLY.
Uptown Office, Broadway at 109th 8t.
\$10,000 Cash buye best 45 ft. twenty family
walkup on Heights; only 3 blocks from
181nt st. subway bareain at 352,000.
SLAWSON & HORBS, 162 W. 72d st.

261 Broadway.
BSTATE will searlice brick yard consisting of 586 acres, with 2,500 feet fromage Hudson River; machiner; unlimited supply of clay, opportunity for dealer or builder desiring control own material. GEO. A. BOW-MAN, 416 West 42d st.

A Plottage with and without building loans.

P. S. TREACY, 217 Breadway.

BRONN LOTS.

Townsend av., near 176th st., 50v100; St.
Raymond av., corner Purdy at., 47,2x10s.

BRONN LOTS.

Raymond av., corner Purdy at., 47,2x10s.

Baker av., near Unienport road, 50x100;
casy terms. HENRY J. FINCK, 8847 105th
st., Richmond Hill, N. Y.

BEAUTIFUL private residence at Riverdale, facing Findstone road, large plot; suitable for private institution; price and terms right. CHARLES KUNTZE, 43 E. 144th st.

BEDITORIES, BUILDERS

200 feet University av. at Washington Bridge for sale, with building and permanent loan.

M. S. AMES, 7 Fast 25d st.

BEDITORIE PARK corner, rent \$4,000; price \$27,000 No. 280, 3013 3d av.

Astoria. Tel, Astoria 40d.

BEDFORD PARK corner, rent \$4,000; price \$27,000 tox 200, 3013 3d av.

Dix 10 good location: near Grand cree; bargain, \$12,000. FELLMAN, actuary in the bound of the second plot, and actuary form block of the second plot, and section; sell cheap; terms arrows are the plot west from a principle of the second plot, and section sell cheap; terms arrows other plots. West Brown, principle of the second plot was the second plot with the second plot was the sec

CITY REAL ESTATE.

Borough of Bronx-Sale or Rent.

FIVE story, cold water, walk up, has to be seen to appreciate; \$30,000; worth \$55,000; no letters answered; get on the job; sood money maker; first mortgage \$25,000. Apt. 2B, 589 E, 162d st.
FORDHAM ROAD—Jerome av, vacant, 9,000 square feet, suitable business building, free and clear; terms arranged; principals, DAVID KRAUS, 51 Maiden lane. GOOD site for an institution, apartment or hotel; entire block, forty lots. OWNER, 912 Grand Concourse. LEASE-Fordham road, 535-37 East.—Plot, 50883, for automobile garage, repair shop, showroom or service station; on main auto-mobile road.

mobile road.

MODERN two family brick house, Uniworstly Heights, West Bronx; one duplex
spartness of his rooms; other apartment
of six rooms; excellent condition; immediate
possession of both apartments; \$8,000 cash
needed, Write room 1658, Woolworth Bidg. possession or our agarments, as over the possession readed. Write room 1658, Woolworth Hidg SEDGWHCK AV., corner 197th.—Handsomest 2 family stuce house West Broax, 13 rooms; every improvement; parquet floors; refined neighborhood; large porch, also sun parlor; 50x117; \$33,000; mortgage \$15,000; 100 feet if desired; special cash inducement. To close an estate; 1200 Woodycrest av., pear 168th; 4 vory double flat; 60 ft. front; two 6 rooms, tiled bath, electric, each floor; exceptionally well built; price \$30,000; free and clear; will leave \$20,000 on mortgage, 5 years; present rent \$5,000 yearly; also vacant plots, 65x115, Nelson av., near 157th, and 100 ft. front irregular, Woodycrest av., \$12,000 for both parcels. RYAN & CO., 142 W. 125th
TWO family house, 1989 Grand av., near subway and "L." six and seven rooms; all improvements, \$13,000. HAYDEN & CO., 548 W. 145th.

terms to suit.

PORTER & CO., 139 W. 125th St.

FOR SALE NEAR CENTRAL PARK WEST.

Five story apartment house; suitable for alteration: price \$55,000; will show \$16,000 rental after alterations. For further particulars apply to

REYAN L. KENNELLY, INC.

149 Broadway.

FOUR story, West 80s, 14 rooms, 3 baths, electricity, parquet; a bargain; price \$22,000, cash \$4,000. COUGHLAN & CLISBY, 200 West 72d.

FIVE story American basement of content and concourse; price 311,-000; rent \$20,000; splendid investment of capeculation. EDWARD POLAK, INC., 587 Tremont av. Tel. Tremont 1286.

50 footer, near Concourse and Fordham road, for sale at a tractive price, OWNER, 1219, 2914 34 av.

Borough of Brocklyn. Salesting and the salesting a

Phone Supvesant 0733.

BEAUTIFUL two family stone, half block Prospect Park, 13 rooms, 2 baths, electric light, parquet; fine condition; \$13,750. SNYDER, 340 7th av.

BRICK HOUSE, splendid 3 family; steam, gas; 6th av., near 6th st.; \$5,700; \$2,700 down; buyer must be prompt. Apply OWNER, room 305, 627 Madison av., city. COTTAGE—Levely 1 family, up to date, lo-cated h one of the best blocks in Bay Ridge, below 3d av.; 8 rooms, bath; plot dox100; room for garage; near subway; be-sure to see this home; price \$14,500. In-nuire OWNER, 271 84th st., Brooklyn. Phon-Shore Road 1028.

CORNER flat, Ralph av., \$11,000; rented \$1,512. PARTRIDGE, 700 Franklin av., PORTER & CO., 159 W. 125th St.

WEST SOTH ST., near Riverside DriveHandsome 4 story dwelling (20x100), 14
rooms, 3 tiled baths, sleetric light, open
fireplaces; thrmediate possession: price \$285
600; enly 25 per cent cash; balance on
mortrage.

PORTER & CO., 159 W. 125th St.

2 year lease-72d st. at Broadway.
Building completely modernized. Immediate
possession. Exceptionally large and attractive
rooms, small suites. Full particulars on application

THOMAS J. O'REILLY,
Uptown Office. Broadway at 100th st.
607th ST., 12 W.—Good house and location
for sale; 5 story, single apartment;
for sale; 5 story, single apartment;
LATHUSH—Semi-detached, brick; 8 rooms

two 6 room apartments, all modern importants of application and three baths: possession arranged. PEASE & ELLIMAN, 340 Madison av. 1674 Flatbush av. 267107. 17 rooms. AMERSFORT. "ARK REALTY 188108. 18 rooms and three baths: possession arranged. PEASE & ELLIMAN, 340 Madison av. 1674 Flatbush av. 267107. 1874 Flatbush 2674 flatbush 26

ingside avs.)—Three story and basement, ten rooms and three baths: possession arranged. PEASE & ELLIMAN, 340 Madison av. 261 WEST 73D ST.

For sale, fo., story and basement dwelling possession orthoge 1. Inquire 1. T. MEAD, 32 North Willow st., Montelair, N. J. 261 W. 28d st. between Broadway and West End av., 19x100, five story American basement, 3 bathrooms; 2 story butler's pantry and bathroom; 2 story butler's pantry and bathroom extension, seen any day, between

SIX and eight family houses, Brooklyn. CHAS. BOHLEN, 321 3d av., Manhattan. S. 2D ST.—Near Berry st., 3 story and base-ment brick and brownstone; occupied by 3 families; bargain, \$9,000. Phone Greenpoint 2472.

2472.

I family brick: 9 and bath: rood condition:
electric: 18.0x100; mortgages \$3,750; price
88,750. CRAWFORD, 657 Hancock at. Bushwick 5431.

wick 5433.
6 family brick for colored people; rent \$122 per month; mortgages \$5,500; price \$9,000. CRAWFORD, 957 Hancock st. Bushwick 5431.
16 family steam heat apartments, rent \$4,500. price \$27,500, terms arranged; big opportunity. AGAR, 1013 Bedford av.

ACTORS' Colonial semi-bungalow: 30 min-utes out; near depot, beach: 7 rooms, fireplace, tile bath, gas, electricity, hot water heat: leaving city. C 84 Herald, Her-

BEAUTIFUL HOLLIS. BEAUTIFUL HOLLIS.
Hillside av., fine I family, 7 rooms, tiled bath, parquet, steam, enclosed porch; garako, worth investigating.
1238 BUSHWICK AV., BROOKLYN.
BUILDING lots.
Edgemere, 80x100, 55,000.
WILL SURORDINATE.

cipals. DAVID KRAUS, 51 Maiden lane. the price \$8,000; forms. Q 518 Herald.

CITY REAL ESTATE. Berough of Queens-Sale or Sent.

CHMOND HILL, corner, 69x90, 11 rooms, fower hall, laundry, heat, electric, 78 ft. in parior; garage; sleeping porch on second oor; seen to be appreciated. OWNER, 1388 ushwick av., Brooklyn.
FORE to let, best location in city, heart of manufacturing centre, 414 Jackson av.; iso plot of ground, 30x125, for theatre octory, on Queensboro Bridge Plana, Long land City, JOHN L. KLAGES, 420 Jackson av., Long Island City. Borough of Richmond-Sale or Rent.

A modern 8 room house that you will be proud to own, with garage, lots of ground, 190x100 ft.; steam heat, sectric lights, hardwood floors, at New Dorp, Staten Inland; direct from the owner; will sell cheap; little cash required.

E. A. LEE,
280 Madison av. Murray Hill 788.

REAL ESTATE-OUT OF CITY. Long Island-Sale or Rent.

OFFICES, 1471 Fiatous av. Saminent soem.

PRIGHTON Line, Kings Highway station; palatial detached residence, 40x100; double garage; 8 rooms and baltroom, 2 tiled baths, tiled kitchen, built in tiled shower, electricity, steam, parquet, instantaneous water heater; sale or rent. Owner, 3 East 14th. Phone Stuyvesant 0733.

\$7,000; terms.

THOMAS MORRIS, 1270 Broadway.

AT Springfield.—Sacrifice \$25,000 house for \$15,000, 8 rooms, bath, hot water heat, oak trim, all improvements, fox100; must be seen to be appreciated; qualities too numerous to mention.

W. SCHABEHORN, op. sta. Springfield, L. I.

W. 34th st. Fitz Roy 6896.

AT Springfield, immediate possession, houses, \$4,000, \$4,500, \$5,500, \$5,700, \$7,850, \$8,500, \$9,500, \$10,000,

Garden City, N. T.

BAY VIEW TERRACE,
PORT WASHINGTON, L. I.,
on beautiful Manhasset Bay, 35 minutes from
Penn. Station, 40 minutes by auto, on main
road; most beautiful, exclusive, high class
parked property, with wonderful shore front;
2 fine mew houses, just finished, 10 and 12
rooms, 2 or 3 baths, garage in basement;
half acre ground to each; one a corner;
worth \$27,000 and \$35,000; inspect and make
offer; big bargain for some one; terms. BARGAINS at Sea Cliff, L. L. 4 room house, \$1,500; G room house, \$4,000; 10 room house, \$5,500; U cash, balance to autr. THOMAS B, OSBORN, P. O. box 413. Tel.

334 Glen Cove.

BAY 5HORE—6 room bungslow, furnished:
overlooks Great South Bay; \$4,700; terms
part cash J. R. WEHN, Bay Shore, L. I.
Phone 624-W.

BUILDING, corner, brick, two story, basement, 30 ft. frontage; ideal business location; two 18 ft. glass windows; no agents.
Box 367, Port Washington, L. I.

storage: outside and inside entrance; house electric lighted, hot air furnace; realdence and carriage house painted white, roofs green; veranda two sides; there is an attractive large book room with fireplace taking four foot log; lawn, trees, privet hedges, climbing roses; one hour from Pennsylvania Station; price \$15,000; terms; must arrange appointment in advance to view premises. Address GEORGE M. HEATH, Administrator, Babylon, L. I.

GOUNTRY Home and Bungatow, overlooking Great South Bay: viewed bay and ocean; dwelling contains 10 weeks and ocean; dwelling contains 10 weeks all improvements, bungovements; 2 garages; fruit and shade, large lawns; lot 100500; select and shade, large lawns; lot 100500; select property for \$9,500; \$5,000 cash; value \$13,000 act quick. Estate, box 45! Patchogue, L. quick.

\$13,000; act quick. Estate, box 451
Patchague, L. I.
COUNTRY HOME and farm, 6 acres, State
road, 5 minutes to Patchague; house 5
rooms, basement full size; large barn, horse,
cow, 2 hogs, 40 chickens, ducks; 3 outbuildtings; all farm implements; 150 full bearing
fruit trees; \$7,250; \$2,500 cash. J. B.
SWEZEY, Patchague, L. I.
COMMUTEUS Home—Six rooms and tile
bath, garage, steam heat, electric light,
gas, telephone; few minutes from trolley and
subway; immediate possession. 145 4th st.,
Woodside, L. I.
CEDARHURST, LAWRENCE, WOODMERS,
A number of exceptionally attractive houses
furnished for the season from \$400 up. H.
GOLDSCHMIDT Woodmers, L. I.-Cedarhurst, L. I.

George No. 100. \$5,000. WILL SUBORDINATE.

MAN. 415 West 42d st.

FOR SALE—Brownstone. high stoop dwellor, in the skiles, near 5th av., lot 27x160. For further particulars apply E. G. Le 131 East 65th st.

Berough of Bronx—Sale er Rent.

APARTMENT HOUSE SITE, 16 lots, front-loss four circuits, one grade; no rock; all improvements; near two subway stations trolley casses property; owner will subsidize to seecond mortgage. R 738 Herald, 250 Broadway.

A new law apartment bouse, 85 rooms, 40x 100; all improvements peaks and cast; high ground; improvements pear two subway stations, trolley casses property; owner will subsidize to seecond mortgage. R 738 Herald, 250 Broadway.

A new law apartment bouse, 85 rooms, 40x 100; all improvements peaks and station; colley casses property; owner will subsidize to seecond mortgage. R 738 Herald, 250 Broadway.

A plantage with and without building loans.

P. S. TREACY, 217 Broadway.

Broadway.

A Plottsee with and without building loans.

P. S. TREACY, 217 Broadway.

Broadway.

Rensington and Great Neck; let me know your requirements. C. S. BAEDER. 238 Broadway.

Rensington and Great Neck; let me know your requirements. C. S. BAEDER. 238 Broadway.

REDORGE NEIMAN, 522 Pifth Avenue.

GEORGE NEIMAN, 522 Pifth Avenue.

GEORGE NEIMAN, 522 Pifth Avenue.

FOREST HILLS GARDENS, 50 Oilive place; cornel place and consider realing from the property date and the property of that can be had at pre-war prices. C. B. PATTERSON, 837 Manhattan av., Brooklyn. Tell case of the property of the case of the property of that can be had at pre-war prices.

FOR SALE—Brownstone. high stoop for requirements. C. S. BAEDER. 1 have endeaded or unfurnised. To case of the property of the prope JACOB H. SAMMIS, Huntinston's Broker. FOR SALE \$3,000 buys new house, 6 rooms, chicken house, garage, stable; no agent. Write BOX \$7, Kings Park, L. I.
FOR SALE DR RENT AT BAY-New 3 rhom hungslow it shore front. C. E. BREW-OTER Ray hinter, N. Y.
FREEPORT, L. I.—Desirable corner property with modern house, garage, for sale; reasonable. Inquire of owner, 217 Lena av. GENTLEMAN'S boating, fishing, bathing and handsome house, 18 rooms, 2 bathin, 4 acres; waterfront; price \$18,000. B. W. BRATY, falls, L. I.
GLENDALE-House, 2 family; excellent con-

GLENDALE-House, 2 family; excellent condition; bargain; 44 Parkview av., opposite Porest Park Golf Links; price \$7,500. KEW GARDENS-Stucco home, Colontal type, sarage similar construction; P rooms, 2 baths; new; every conceivable improvement; price \$17,500 to quick purchaser. Write or telephone CHARLES P. KRAMER, 50 Pine 11. New York city.

REAL ESTATE-OUT OF CITY.

JUST a love nest cosey and warm," at Springfield, Queens county, New York, 4 coms, bath, electricity; large plot, \$4,000. V. SCHABEHORN, op. sta. Springfield, L. 1.

LITTLE NECK,
NORTH SHORE;
ELECTRIC SERVICE 25 MINUTES,
Very attractive Colonial 6 room
new house; tile bath; gas
range; three minutes station.
PRICE \$10,500.
LECLUSE, WASHBURN & CO., 25 E. 40th at
Tel. Vand. 2556. New York City.

LYNBROOK.

Beautifully furnished, 8 rooms and bath, electricity, hardwood floors, open fireplace; 2 car garage, % acre; owner going to Europe: \$3,500. ELLIOTT, JR., 154 Nassau at. Beesman 2883.

LONG BEACH-Completely furnished 6 room bungalow for sale, bath; two lots; garage; immediate possession. Phone 7356 River.

Town: two 6 rooms, tiled bath, electric, each floor; exceptionally well built; price \$50,000 on morrish and clear; will leave \$50,000 on morrish and clear; will leave \$50,000 on morrish and the second clear and clear; will leave \$50,000 on morrish and the second clear and clear the second clear. The best in design and construction that the second clear and the second clear and clear the second cl

mention.

W. SCHABEHORN, op. sta. Springfield, L. I.

AM leaving for Wilmington: will sell my 8
room house, garage, large plot, at a bargain; in refined community: 30 minutes to
N. Y. Represented by H. G. ROBINSON, 47
W. 34th st. Fitz Roy 6896.

AT Springfield, immediate possession, houses,
\$4,000, \$4,500, \$5,500, \$5,500, \$5,700, \$15,000, and many
\$5,500, \$10,000, \$13,000, \$15,000, and many
\$5,500, \$10,000, \$13,000, \$10,000, and many
\$5,500, \$10,000, \$10,000, \$10,000, and many
\$5,500, \$10,000, \$10,000, \$10,000, and many
\$5,500, \$10,000

SHORE FRONTS—COUNTRY HOMES.
Conn. River Island, 400 acres. \$8,000
Babylon, 6 acres, at lake. \$8,500
Northport, 100x367; Sound front. 8,500
Northport, 100x367; Sound front. 8,500
College Point, 5 acres, dwg., 29 rms. 40,000
Oyster Bay, 64 acres, dwg., 29 rms. 75,000
COUNTRY HOMES.
Northport, dwg., 7 rms; garage. \$4,000
Floral Park, dwg., 6 rms. (98x100. 804
Great Neck, 100x110, dwg., 5 rms. 12,000
Manhasset, 1 acre, dwg., 9 rms. 17,500
East Rockawsy, 130x150, dwg., 14 rms.20,000
City, country property; furnished houses.
MOTT CO., 367 Fulton, Brooklyn. Main 4687.
Will sell my home, 6 rocurs, all Improvements, steam heat; corner; hardwood floors, gas, cleetricity; close to station; coal in cellar; choice neighborhood; price \$7,800.
MRS. NOLAN, 161 Cleveland av., Mincola.
TEN room house. Stewart Manor; all Im-

TEN room house, Stewart Manor; all Improvements; 30 minutes to New York; electric service 1 block from station; plot 752 100. D. T. HOWELL, room 508, 47 West

UNUSUAL ONE ACRE ESTATE.

on a sunny southern slope, surrounded fruit and shade trees, a modern home eight rooms and two baths, spacious porch and two car garage; best North Shore nets borhood; eight minutes' walk to station

STER, Bay Shore, N. Y.

35% OF ASSESSED VALUATION SAVED
BY TEN YEARS' TAX EXEMPTION.
Eight rooms, two private baths and a two
car garage; tapentry brick and white stucco;
iiving room 19x20 feet, with large open fireplace; large dining room and cosey sur room,
with French windows; tiled bathrooms and
kitchen; interior finished throughout in lvory
white, with mahogany finished doors; parquot floor throughout; steam heat, gas, electricity, sewers, &c.; restricted acction; three
minutes' walk to express station; if minutes to heart of Manhattan; five cent fare;
price \$15,000, cash \$5,000, balance on easy
terms; photographs and plans on request.

ATTRACTIVE HOME in White Plains.
Convenient to station; 8 rooms, bath; sun porch; steam heat; electricity gas; plot 50x125; 2 car garage; price \$13,500.

R. FRANKLIN HULL,
5 Court st., White Plains, N. Y. Tel. 2850-1.

Open Sunday.

AT LARCHMONT-Few attractive 6, 7, 8 roam houses, every modern improvement; restricted, seidential section; reasonable terms. KRISCH, Larchmont, N. T. ACREAGE in best section; builder's opportunity. R 791 Herald, 280 Bway. CREAGE in Part Herald, 280 Bway.

LNGALOW, stucce trim, 8 rooms, modern improvements, electric lights, gas, open freplaces, hardwod floor, oak woodwork inish; location wonderful view of Hudwork 100 50x109; distance from railroad station in minutes; no agents; must deal with purhaser direct. C. A. CARPENTER, 11 Benefick av., Tarrytown, N. Y. BEAUTIFUL New Rochelle location, convenient to stations: a wonderful plot, 62x170; finely elevated, with views Long Island Sound: very cosey, charming house; large living room and den, 4 bedrooms: all improvements; reduced to \$13,500; must sell. Allabough & Son, 28 North av. Tels, 650 & 91 New Rochelle.

Hollow tile, stucco house, with tile roof; p rooms; hot water heat, gas, electricity; fine riew; large plot, easy commuting distance; will sell for 23% less than duplication cost. M. J. COLLINS, Dobbs Ferry, Tel. 84. Tel. 34.

BRCAINWAY, Dobbs Ferry-House, 8 rooms, bath; plazza 2 sides, garage; plot 00x100; river view; price 55,250, cash 52,500, pittices, 261 Broadway Barciay 5734.

BARCAIN-Farm, 208 acres, or would divide 800 ft. elevation; east of Peckskill; lots of fruit; must sell. WOOD ESTATE, 41 West 125th st.

West 125th st.

CANADIAN CAMP IN MAMARONEUR
TO RENT FOR SUMMER
etx acres: trues, rocks, flowers, fruit, tentis court, trap, target shooting, stream; it
oom bungalow; modern improvements; ionerands; garage, chauffeu's house one miltrem station and ullage; these minutes to
tolley; unique, beautiful, exclusive; conven-

REAL ESTATE-OUT OF CITY. REAL ESTATE-OUT OF CITY.

OR sale at Mount Vernon, 103-111 N. Ter-race av.—Two three family brick apart-nont houses, swell front, all improvements our apartments, 6 rooms each: two apart-ents, five rooms each: one apartment /a-ated at short notice if necessary, another 88,000 to \$10,000, balance on mortgage at 5475. Apply CHAS. ARMSHEIMER.

FOR sale or to rent, 14 room house, completely furnished; large garage; with 80 or more lots if wanted; fine shade trees and lawn; fine view overlooking Long Island Sound; on grounds of Westchester Country (10b, adjoining Palisade Park, Inquire FINKEL UMBRELLA FRAME CO., 2534 East 177th st. Phone Westchester 3734.

FOR SALE—At White Plains, 48 lots, 56x 100; ten minutes' walk from station; high ground; all improvements; to close out before May will make attractive prices and terms for one or all. For full particulars apply to C. B. FISH, 527 5th av., New York.

FOR SALE—House of 6 rooms, all improve-ments; lots 100 feet front, 220 feet deep, at 26 Highland av. New Rochelle, N. Y. HARMON ON HUDSON—For sale, new white stucco bungalow, 6 rooms and bath, all im-provements; photo. ALFRED HOPPER,

MANHASSET.

ACTUALLY AT FRIVATE AUCTION.
A company has decided to liquidate and has authorized us to offer for sale about 500 lots, in some cases at one-third value.

THEIR LOSS YOUR GAIN.
Every improvement and right opposite station, stores, post office, school and church.
Local Experiment and right opposite station, stores, post office, school and church.
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Local Experiment and right opposite station, stores, post office, school and church.
Local Experiment and right opposite station, stat Larchmont 299.

MOUNT VERNON-PARTLY OR UNFURNISHED, NINE ROOMS, ALL IMPROVEMENTS: DOUBLE GARAGE; 80 FOOT LOT. TELEPHONE GRAMERCY 6946; NO BROKERS.

A bargain; 10 rooms, 2 baths, gas, electricity, fireplaces, sleeping porch; plot 50x, 150. O'CONNOR REAL ESTATE AGENCY, 240 Huguenot at. Phone 304 New Rochelle.

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New brick Colonial residence, with beautiful new furniture; living room, library, den, dining room, pantry, kitchen and maids' dining room; 5 master's bedrooms, 4 bains, 3 servants' rooms and bath, 2 large sleeping porches; garage with man's room; vegetable garden, flowers and shrubs; cow and chickens; excellent view; adjoining country club; available for long term.

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Real California bungalow, 8 rooms, 3 baths, living room, 18x23, with fireplace, dining room, 20x15; master's bedroom, 20x 13, with 9 windows; another bedroom, 11x13; 2 smaller bedrooms on first floor; male's room, bath on second; hot water heat; rarage; plot 75x213; garden; on high ground; 10 minutes' walk from station and schools; mortgage \$6,000, balance cash; price \$22,000. P. O. box 568, Scarsdale or phone Scarsdale 254.

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BRICK COLONIAL, 12 rooms, 3 baths, 2 car garage, overlooks Sound, \$3,000 season.
COUNTRY ESTATE, stone house, with 5 master rooms, 3 baths, 8 acres of land, 3 car garage and cottage, services of gardener, \$4,500 season; 3 ACRE PLACE, near the Apawamis Golf Club, 11 rooms, 4 baths, 2 car garage with quarters, \$1,000 per month. Address GEORGE HOWE, 527 5th av., New York. Phone Rye 330 for Sunday appointment. SCARSDALE-For sale, high class Colonial

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Three acres, high ground, beautiful trees and shrubbery; house with all conveniences; garage for two cars; 10 minutes from Scarsdale station. Apply to OWNER, 228 West 71st st., apartment 1510. Telephone 4040 Columbus.

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J. B., P. O. box 608, New Rochelle, N. Y.
SACRIFICE ten scres, main road mile from
Peciskill: brook; \$1,200. LOOMIS, Pecks-Owing to death of my wife am offering for sale and possession our home: eleven rooms, closet every bedroom, two trunk rooms, two bathrooms, equipped porcelain tubs. &c; thichen, gas range and heater, porcelain sink, stationary laundry tubs, glassed in punntry and small room off for refrigerator, selective service. Washburne, &c : basement concrete floor, rough suppoard, ample provision for two dand coal storage: outside and inside entrance; house and two baths; sale or rent. C. E. BREW-

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YONKTOWN HEIGHTS, 25 miles, 116 acres; house has electricity and 3 bathrooms; garage stable, barn, silo, 6c; bargain.

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At last a new house at a pre-war price; Colonial, clapboard, containing 7 large rooms; open fireplace, tiled bath, steam heat, enclosed sun porch; on a large plot only 30 minutes from Grand Central; the same kind of a house you have been shown by others at \$20,000; and what's more, you FOR Sale—In restricted residential section FOR Sale—In restricted

YORKTOWN HEIGHTS, 38 miles, 116 acres; house has electricity and 3 bathrooms; garage, stable, barn, silo, &c.; bargain.

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ADIRONDACK camp, 6 rooms, completely furnished; 3 acres, water frontage; convenient transportation; \$2,850. Photographs. HOVER, "12 Br-adway, New York.

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Fine 76 ACRE FAIM. mostly thable, fine suring, well, pond, 150 apple crees, attractive 2 story house, 15 rooms, large basement sura, other enthulldings, fine neighborhood, rulies Foughkeupsle, 2 miles cleasant Valler, and the posterior of the cleasant Valler, and the posterior of the cleasant Valler, and the posterior of the cleasant Valler, and the complete sets, N. Y.
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T room cottage, large living room, fieldstone fireplace, dining room, kitchen, music room main floor: 3 sleeping rooms, bath, lines closet, second floor; electric light, heat, gs. hordwood floors; river view; lot 50x175; completed for occupancy May 1; price \$0,500, Apply W. H. OLIVER, 137 Main st., Casining, N. Y. Telephone 656.

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54 acres, large Colonial uselling, 13 rooms, electric lights, water, telephone; also 6 room cottage; large barn, 2 wagon sheds, garage, all kinds of wagons and farming implements, 4 fine work horses, 2 cows, chickens; in fact, everything ready for farming; near 2 railroad stations; suitable for development; sacrifice, \$11,000, half cash; don't wait. Write WM. M. EVANS, Pearl River, N. Y.

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Easy torms; walking distance stations.

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CANNONDALE, CONN., NEAR NORWALK.
48 acres, on State road; fine stream;
LARGE COUNTRY HOMESTEAD;
11 rooms and 2 bathrooms;
THREE OPEN FIREPLACES;
electric light; running water; 3 barns;
manager's cottage, 4 rooms; \$2,000 nursery;
STOCK INCLUDED; PRICE \$2,000.
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A gentleman's farm, 62 acres, implements, dwelling, furnished; farmer's cottage, barn, dec., high elevation; casy terms. GEORGE & Constant of the control of the co

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ATTRACTIVE suburban house in Red Bank,
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ASTONISHING bargains; 6 room cottage,
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Suitable for private hotel; large plot; 28
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For sale or lease.

Also
Seven rooms and two baths, all improvements; restricted park. For sale only,
GEORGE NEIMAN, 522 Fifth Avenue,
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MEDIUM sized new house and garage, large rooms, solarium, sleeping porch; excellent, convenient, high location: \$18,000. VAN MATER, owner, 100 New England av., Summit, N. J.

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NEW house, six rooms and bath; built for owner; excellent location; price reasonable; Manlewood, N. J. C. 63 Heraid, Heraid ag. OWNER will sacrifice modern six voom Maplewood, N. J. C 63 Herald, Herald sq. OWNER will sacrifice modern six voom house, large plot, high location, residential section, 30 minutes' commutation; if you will phone MORSEMERE, 552, I will arrange appointment with you, or address owner, box

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> ROSELLE PARK, N. J.—For sale, 6 rooms,
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CALDWELL, N. J.—New, well built, seven room house, all improvements, desirable location; lot 60:200. Full particulars write H. H. MOSIEF B Campbell av. Caldwell.

COMMUTING—Farms, homes, hour out, Lackawanns; low price; terms, list sent. BATSON FARM AGENCY, 489 5th av. DON'T mice Leonia's greatest bargain; fine two family, 13 rooms stone pillars, hardwood floors, steam heat; very near trolley, train, stores and school; plot 50x200; trees, three garagés; price \$13,500; cash \$3,500; Fort Lee trolley to Notary, 455 Broad av., corner Harold, Leonia, N. J.

ENCELLABNT 10 room house; parquet floors: quartered oak and chestnut trim; hot water heating, electricity; garage; near stations; 10 miles, commuting; \$7,500; impossible 11 H. APUSHIE, 12 John st. N.

SEVEN rooms, sun and sleeping porches, open fireplace, pantry and butler's pantry; hardwood floors, screened, awning porch, laundry in cellar, all improvements; 2 car garage; chicken house, stable; lot 26x325; price \$10,000; immediate possession; any agent. T. DOWD, Ridgeway av., West Orange, Phone Orange 5401.

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GENTLEMAN'S PLACE.

Near Franklin Lake, Wyckoff, Bergen county, N. J., attractive cottage, furnished; nine rooms, two baths; steam heat, three open fireplaces; two car garage and space for horse; large bedroom upstairs; chicken houses; 5½ acres; fine view; shade trees and pines, apple and other fruit trees, berries and apparagus bed; plenty of flowers and shrubs; fine natural spring, with pump and motor; price \$15,000 cash. Write COTTAGE, care of ¥ 723 Heraid.

FOR SALE-90 acre farm; all stocked. E DE BEVOISE, Matawan, N. J., Owner.

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Six room hosse in pretty suburban town of Westfield, modern improvements, gas kitch-en; large sunsbade lawn; 2 blocks from centre of town; 5 minutes from New Jersey Central station; drivaway, garago; wonderful opportunity; \$5,000. A., 848 Herald, Fulton st. rooms, 2 tiled bathrooms, double garage grounds 175x165; plenty fruit. Tel. 173

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TENAPLY, Magnificent modern aine room cottage in best section; close station; \$10,000; photographs. HOVER, 212 Broadway, New York.
VINELAND, 28 acre fruit farm; sold \$7,000 worth of peaches; 5 acre poultry farm, \$8,000; worth \$12,000; 14 acres, \$1,800. FRANK ROTHMAN, Vincland, N. J. FOR SALE—House, 7 rooms and 3 glassed and screened porches; trees; corner lot, 80x100; shingle house; well built; tiled bath, parquet floors, steam beat, gas and electric light; occupied less than year; 9 minutes' walk to West Shore trains to 42d and Cort-landt sts; 7 minutes to car line to 125th st; 8 minutes to bus line to Hacken ack; price FRANK ROTHMAN, Vincland, N. J.

WONDERFUL old Colonial home, remodelled
in best manner; centre hall, large living
room, fireplace; library, fireplace; large din
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oak parquet floors; just decorated; double
garage; beautiful shade treet, every variety
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FINE HOME ON PALISADES, OPPOSITE 23D ST., NEW YORK; ALL MODERN IMPROVEMENTS AND GARAGE, HOT WATER HEAT AND POLISHED HARDWOOD TRIM AND PARQUET FLOORS: FLOT SOXISO: COULD BE READILY ADAPTED FOR PHYSICIAN'S OR DENTIST'S USE. APPLY 45 JOHN ST., N. Y., ROOM 1006. NO AGENTS. WELL built house, 10 rooms and bathroom; all improvements; large barn; lot 225x250; fine old shade, fruit; situated on Ridgewood Heights, aurrounded by some of Ridgewood finest homes; four minutes' walk depot; for quick sale, \$15,000. Apply 247 East Ridge wood av., Ridgewood, N. J. Phone 1400. WESTFIELD—Ten rooms, bath; stearl heat, electricity; good condition; lot 75x180; seen any time; bargain. OWNER, 312 Prospect st., Westfield, N. J. POR RENT OR BALE.

Rumson road, 2 miles from Red Bank, well furnished 8 room house, 2 baths; steam heat, electric light; garage, 5 acres land; possession at once. EDWARD PANNACI, real estate, Seabright, N. J. Phone 53 Sea-

20 ACRE FARM, fruit and poultry, 8 room house, furmace heat, fine shade, elegant land; 250 peach trees, 150 pears, 50 apples cherries, nut trees, large barn, poultry and brooder houses; includes horse, poultry and brooder houses; includes horse, poultry equipment; 3 minutes to trolley; PRICE for everything \$6,600, \$3,000 cash. Write for details, also our new fluestrated Farm Catalogue. BRAY & MacGEORGE, VINELAND, N. J.

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